

## **\$949,800 - 3687 Westcliff Way, Edmonton**

MLS® #E4446997

**\$949,800**

5 Bedroom, 3.50 Bathroom, 2,814 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

STUNNING 2 STOREY HOME WITH FULLY FINISHED LEGAL SUITE!! A rare find in today's market! Located in prestigious Upper Windermere, this beauty shows like a new home! It offers 2813 square feet with a fabulous open layout and inviting entry way. The GORGEOUS KITCHEN has high end appliances, a massive island with luxurious marble countertops, a pantry & beautiful cabinetry. A large dining area and spacious living room with gas fireplace complete the main level along with luxury vinyl plank and lots of beautiful natural light. Perfect for entertaining! The upper level features 3 bedrooms, bonus room, lifestyle room, fabulous laundry room, a "SPA-LIKE" ENSUITE in the Primary Bedroom, plus his and hers walk in closets! The basement suite offers 2 bedrooms, lovely full kitchen, laundry, 4-piece bathroom & plenty of storage. Enjoy the serene oasis in the backyard with artificial turf and gazebo. The garage is fully finished and heated with many bucket list upgrades and must-haves. Wow. A definite MUST SEE home!!!

Built in 2015

### **Essential Information**

MLS® # E4446997

Price \$949,800



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,814
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3687 Westcliff Way
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2T1

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Water Softener, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 56

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Listing information last updated on July 12th, 2025 at 11:32pm MDT